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LEGALS

NOTICE OF INITIATION AND JOINT PUBLIC HEARING

THE PRINCE GEORGE’S COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
AND
THE PRINCE GEORGE’S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George’s County Code, being also the Zoning Ordinance of Prince George’s County, Maryland, notice is hereby given that a **public hearing** will be held to seek public comment and testimony concerning:

The Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (CR-002-2022)

To view the Council Resolution (CR-002-2022) initiating the sector plan and sectional map amendment, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

PUBLIC HEARING DATE/TIME: Monday, July 8, 2024, at 6:00 p.m.

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative Building
1st Floor Council Hearing Room
1301 McCormick Drive, Largo, Maryland 20774

View virtually using the link provided at: <https://pgccouncil.us/LIVE>

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to attend and provide public comment, either in support or opposition, concerning the Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA).

HOW TO PARTICIPATE:

In-Person Public Hearing – The Prince George’s County Council will meet in-person. To register to speak or submit comments or written testimony, please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments / written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration to speak should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, **advance registration to testify is strongly encouraged.** Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on **Tuesday, July 23, 2024**, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George’s, and will be shared with the press via a press release.

The proposed Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) can be viewed online at <https://pgplan.org/WHOC>, or a physical copy is available for review on site at no cost at the following locations:

1. City of Hyattsville, City Hall, 4310 Gallatin Street, Hyattsville, MD 20781
2. City of Mount Rainier, City Hall, 1 Municipal Place, Mount Rainier, MD 20712
3. Town of Brentwood, Town Hall, 4300 39th Place, Brentwood, MD 20722
4. Hyattsville Branch Library, 6530 Adelphi Road, Hyattsville, MD 20782
5. Mount Rainier Branch Library, 3409 Rhode Island Avenue, Mount Rainier, MD 20712
6. M-NCPPC Planning Information Services, 1616 McCormick Drive, Largo, MD 20774

The West Hyattsville-Queens Chapel Planning Area is generally bounded by Arundel Road and the Northwest Branch of the Anacostia River levee to the south; MD 208 (38th Avenue) and MD 500 (Queens Chapel Road) to the east; MD 410 (East-West Highway), Belcrest Road, Oliver Street, Nicholas Orem Middle School, and Oliver Place to the north; and the Northwest Branch of the Anacostia River valley, MD 501 (Chillum Road), 16th Avenue, and the District of Columbia to the west.

IF YOUR PROPERTY IS LOCATED IN THE BOUNDARIES OF THE PROPOSED SECTIONAL MAP AMENDMENT IDENTIFIED ABOVE, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.

ADDITIONAL INFORMATION: If you intend to provide testimony at the Joint Public Hearing and /or file a statement in the official record, and your intent is to request or support an intensification of zoning, **please read carefully the affidavit requirements explained in this notice.**

If you intend to provide in-person testimony at the Joint Public Hearing on the Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) and /or file a statement in the official record, **and your intent is to request or support an intensification of zoning**, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or **Monday, June 10, 2024**. Required affidavits should be submitted to the Clerk of the County Council in electronic format only, via the Council’s eComment portal or by email to clerkofthecouncil@co.pg.md.us, rather than by U.S. mail.

Affidavit forms for Prince George’s County are available for download on the Maryland State Ethics Commission website at:

For individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

For entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>

For agents: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available for download on the Maryland State Ethics Commission website at:

<https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

Section 27-4102(b) of the Prince George’s County Zoning Ordinance states that the “order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

- (1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO, LCD,

LEGALS

MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD.”

In accordance with the provisions of the State Public Ethics Law, above, **failure to file an affidavit before the close of business on Monday, June 10, 2024, may delay or prohibit consideration of your testimony by the District Council.**

For more information on the affidavits and *ex parte* disclosure form, please see the Special Ethics Law Memo here: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf>

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the State Ethics Commission at (410) 260-7770.

For additional information, contact
the West Hyattsville-Queens Chapel Planning Team
M-NCPPC, Prince George’s County Planning Department, Community Planning Division
1616 McCormick Drive
Largo, MD 20774
WHOC@ppd.mncppc.org
301-952-3972

**BY ORDER OF THE COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
PRINCE GEORGE’S COUNTY, MARYLAND**
Jolene Ivy, Chair

ATTEST:
Donna J. Brown
Clerk of the County Council

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**
By: Asuntha Chiang-Smith
Executive Director

ATTEST:
Gavin Cohen
Secretary-Treasurer

147289 (5-23,5-30)

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF
PRINCE GEORGE’S COUNTY, MARYLAND
NOTICE OF PUBLIC HEARINGS

TUESDAY, JUNE 4, 2024

COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, June 4, 2024, the County Council of Prince George’s County, Maryland, will hold the following public hearings:

COUNCIL BILLS

CB-003-2024 (DR 2) – AN ACT CONCERNING MANDATORY LACTATION ROOMS IN COUNTY BUILDINGS for the purpose of requiring lactation rooms in certain County buildings and or real property.

CB-004-2024 (DR 2) – AN ACT CONCERNING PARENTAL LEAVE ELIGIBILITY for the purpose of revising the amount of parental leave time granted to County employees.

CB-009-2024 (DR 3) – AN ACT CONCERNING EMERGENCY 9-1-1 VOLUNTARY CALL REGISTRY for the purpose of establishing the voluntary registry for emergency 9-1-1 calls, known as the Emergency 9-1-1 Voluntary Call Registry, to alert certain first responders of certain behaviors, diagnoses, or traits of individuals with special needs that may be present during certain encounters with first responders.

CB-012-2024 – AN ACT CONCERNING PROCUREMENT PRACTICES REVISIONS for the purpose of amending provisions of Subtitle 10A regarding administrative procedures, award of contracts, and economic development; generally relating to procurements subject to Subtitle 10A.

CB-024-2024 (DR 2) – AN ACT CONCERNING PROCUREMENT REVISIONS for the purpose of replacing references to the Office of Central Services Director with the Purchasing Agent and references to Office of Central Services with the Office of Procurement.

CB-027-2024 – AN ACT CONCERNING TRANSITIONAL PROVISIONS—EXTENSION OF TIME FOR ACCESS TO PRIOR SUBDIVISION REGULATIONS for the purpose of amending the time for applications to be approved and considered under the prior Subdivision Regulations from two (2) years to four (4) years, or from April 1, 2024, to April 1, 2026.

CB-028-2024 (DR 2) – AN ORDINANCE CONCERNING NONRESIDENTIAL BASE ZONES—PERMITTED PRINCIPAL USES—CIGAR CLUB/LOUNGE for the purpose of defining the use, “Cigar Club/Lounge,” in the Zoning Ordinance; permitting the use in the CN (Commercial, Neighborhood), CS (Commercial, Service), and CGO (Commercial, General, and Office) zones of the County; and establishing regulations governing the use in furtherance of the public safety, health, and welfare of the residents of Prince George’s County.

CB-029-2024 (DR 3) – AN ACT CONCERNING JUVENILE AND MINOR CURFEW ZONES for the purpose of allowing commercial property owners the ability to request the Police Chief to create zones within the County with a more restrictive juvenile or minor curfew; providing for the application for a more restrictive juvenile or minor curfew zone including the specification of the area covered following reasonable geographical boundaries; providing that the proposed area is primarily commercial; providing that the applicant demonstrates the ability to provide notice to the public of the more restrictive juvenile or minor curfew zone; and providing the applicant includes a letter of support from at least one County Council member that represents the district containing the more restrictive juvenile or minor curfew zone.

CB-037-2024 (DR 2) – AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund and Internal Service Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2024 Budget.

To register to speak or submit comments or written testimony please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments / written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George’s, and will be shared with the press via a press release.

View meetings by selecting the "In Progress" link next to the meeting on the Council’s live streaming page: <https://pgccouncil.us/LIVE>.

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND**
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

147290 (5-23,5-30)

LEGALS

A SUMMARY OF HYATTSVILLE CHARTER AMENDMENT RESOLUTION 2024-02 – AMENDING THE CHARTER TO UTILIZE GENDER NEUTRAL LANGUAGE AND MODERNIZE THE CHARTER’S GENDER EQUALITY PROVISION

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Charter Amendment Resolution 2024-02 on May 20, 2024. The title of the Resolution which constitutes a fair summary of the amendment to the City Charter, is as follows:

A Resolution Amending the Charter to Modernize the City’s Gender Equality Provision to Address All Gender Identities With Respect to Registering, Voting, Holding Office, and Amending the Charter to Utilize Gender Neutral Language, and Making Other Non-Substantive Changes.

The Charter Amendment Resolution will become effective July 9, 2024, subject to the provisions of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before June 29, 2024. The Charter Amendment Resolution shall be posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781.

Additionally, to obtain Hyattsville Charter Amendment Resolution 2024-02 in its entirety contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

The City Council of Hyattsville

147345

(5-30,6-6,6-13,6-20)

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LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management until July 8, 2024, at 11:59pm

Traffic Barriers Repairs and Replacement at Various Locations 960A-H (D)

2. Contract Documents.

- Contract documents are only available for download at the following websites
• eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM044319 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
• SPEED eProcurement Platform (http://discovery.ariba.com/profile/AN01496591158) The project can be found by project name.

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. Project Description:

The Department of Public Works and Transportation is seeking contractors to repair, replace and handle the installation of various types of traffic barriers and appurtenances, as specified, at various locations along the County roadways all over the County, all as directed by the agency.

4. Minimum Qualifications:

The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County's Approved Paving Contractor's information is available on the web at https://www.princegeorgescountymd.gov.

5. The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (http://apps.roads.maryland.gov/Business-WithSHA/contBidProp/ohd/constructContracts/CostClassKey.asp)

The approximate quantities for major items of work involved are as follows:

Table with columns: ITEM NO., QTY, UNIT, DESCRIPTION. Lists various traffic barrier and repair items with quantities and descriptions.

LEGALS

6046 500 LF Black Bonded Vinyl Coating Remove & Dispose Off Chain Link Fence, All Types

6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be submitted electronically as specified in Part I, section 1.8: Receipt of Bids.

7. Bid Security. Unless otherwise required by State of Federal law or regulation or as a condition to State and Federal Assistance, no bid, performance, or payment bonds may be required by the Purchasing Agent to be posted if the contract price does not exceed One Hundred Thousand Dollars (\$100,000.00). Please refer to IFB Part I, Instructions to Bidders, Section 1.12 Bid Security.

8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. Bonding. Performance and Payment bonds are required when the initial Contract Price exceeds Two Hundred Fifty Thousand Dollars (\$250,000.00).

10. Unbalanced bid. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or nonresponsible.

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires 20% Minority Business Enterprise and 50% County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. A mandatory virtual Pre-Bid Conference will be held on June 14, 2024, at 11:00 a.m. local prevailing time, via Teams at:

Join the meeting now MeetingID: 295 363 206 073 Passcode: ggwPn7

By Authority of Angela D. Alsobrooks County Executive

147306 (5-30,6-6,13)

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management until July 8, 2024, at 11:59 p.m. local prevailing time for the following project:

Chestnut Avenue Bridge Replacement Over Newstop Branch Bridge No P-0115 949-H (E)

2. Contract Documents. Contract documents are only available for download at the following websites

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM036973 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
• SPEED eProcurement Platform http://discovery.ariba.com/profile/AN01496591158 The project can be found by project name.

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. Project Description: Removal of existing Bridge, pile foundation, concrete abutments and wingwalls, Concrete Bridge Deck and parapets, reconstruction roadway pavement, Stream Restoration, and landscaping.

4. Minimum Qualifications: Bidders must have at least five (5) years of experience in performing bridge work similar in nature. The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County's Approved Paving Contractor's information is available on the web at https://www.princegeorgescountymd.gov.

5. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (http://apps.roads.maryland.gov/Business-WithSHA/contBidProp/ohd/constructContracts/CostClassKey.asp)

The approximate quantities for major items of work involved are as follows:

Table with columns: QTY, UNIT, DESCRIPTION. Lists various construction items like clearing, excavation, and paving with quantities and descriptions.

LEGALS

1000 TON SURFACE, PG HOT MIX ASPHALT SUPERPAVE 19.0 MM FOR BASE, PG 64S-22, 2,000 LF 5 INCH WHITE THERMOPLASTIC PAVEMENT MARKING LINE 2,000 LF 5 INCH YELLOW THERMOPLASTIC PAVEMENT MARKING 590 LF TRAFFIC BARRIER W BEAM USING 6 FOOT POST 4 EA TRAFFIC BARRIER THRIE BEAM ANCHORAGE AT VETICAL PLACING FURNISHED TOPSOIL 2 INCH DEPTH 2300 SY ADJUSTWATER VALVE BOX TO FINISHED GRADE 3 EA RELOCATE FIRE HYDRANT FURNISH AND INSTALL 6-INCH FIRE HYDRANT LEAD 7 LF FURNISH AND INSTALL 12-INCH DUCTILE IORN WATER PILE, 273 LF

6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be submitted electronically as specified in Part I, section 1.8: Receipt of Bids.

7. Bid Security. When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part I, Instructions to Bidders, Section 1.12 Bid Security.

8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. Bonding. Performance and Payment bonds are required when the initial Contract Price exceeds Two Hundred Fifty Thousand Dollars (\$250,000.00).

10. Unbalanced bid. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or non-responsible.

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires 20% Minority Business Enterprise and 50% County Based Small Business participation, as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. An optional virtual Pre-Bid Conference will be held on June 13, 2024, at 11:00 a.m. local prevailing time, via Teams at

https://teams.microsoft.com/j/1/meetup-join/19%3ameeting-MzRlZDljMmEtMjg5Ni00MWFjLTg5YzItMDQwMWNiNjVjMTMw%40thre... Or join using meeting I.D.: 226 672 239 359 password GYN0Bw.

By Authority of Angela D. Alsobrooks County Executive

147342 (5-30,6-6,13)

TOWN OF BLADENSBURG NOTICE OF A PROPOSED REAL PROPERTY TAX RATE INCREASE

For the tax year beginning July 1, 2024, the Mayor and Council of the Town of Bladensburg in Prince George's County proposes to increase real property tax rates on apartments from \$.74 per \$100 of assessment to \$.85 per \$100 of assessment.

A public hearing on the proposed real property tax rate increase will be held at 7:00 PM on June 10, 2024 at Bladensburg Town Hall at 4229 Edmonston Rd., Bladensburg, MD 20710. The meeting will also be streamed live on The Town of Bladensburg's Facebook page, YouTube, and via Zoom.

To join the video conference via Zoom, please access the following link: https://zoom.us/j/97463669358?pwd=QkNNKzRDNFUk3pWl... Enter the Meeting ID: 974 6366 9358 and Passcode: 930725

To join with audio only, dial +1-301-715-8592 and enter meeting ID number 97463669358#

The hearing is open to the public, and public testimony is encouraged. Speakers will be allowed to address the Mayor and Council for three (3) minutes. Public Comment may also be emailed to clerk@bladensburgmd.gov. All electronic comments must be submitted by 5 PM on June 10, 2024. Written comments can also be submitted to The Town of Bladensburg, 4229 Edmonston Rd., Bladensburg, MD 20710 and must be received by 5 PM on June 10, 2024. Comments received will be read into the record during the public comment portion of the meeting. Persons with questions regarding this hearing may call Bladensburg Town Hall at 301-927-7048 for further information.

147258 (5-23,5-30)

LEGALS



MAYOR AND CITY COUNCIL CITY OF SEAT PLEASANT, MD ORDINANCE O-24-13 FISCAL YEAR 2024-2025 CITY BUDGET EFFECTIVE JUNE 6, 2024

BE IT ORDAINED AND ENACTED by the Mayor and City Council of Seat Pleasant, Maryland that sums and amounts were appropriated for the Fiscal Year beginning July 1, 2024, and ending June 30, 2025, to defray expenses and operations cost for the City of Seat Pleasant.

GENERAL FUND \$14,212,655

The Ordinance and the budget documents are available for review at:

Office of the City Clerk City Hall 6301 Addison Rd Seat Pleasant, Maryland 20743-2125 (301) 336-2600

Gerald Raynor, Sr. Council President

147285 (5-23,5-30)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1301 FOREST LAKE COURT
BOWIE, MD 20721

By authority contained in a Deed of Trust dated March 30, 2007 and recorded in Liber 27560, Folio 307, modified by Loan Modification Agreement recorded on May 26, 2010, at Liber No. 31722, Folio 412, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$440,000.00, and an interest rate of 4.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 18, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$40,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

147292 (5-30,6-6,6-13)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13615 VINCENT WAY
BOWIE, MD 20715

By authority contained in a Deed of Trust dated January 26, 2007 and recorded in Liber 39806, Folio 73, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$360,000.00, and an interest rate of 7.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 18, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$33,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

147293 (5-30,6-6,6-13)

LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

4427 NATAHALA DRIVE
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Mirtis B. Coggins aka Myrtis B. Coggins and Irving Coggins Jr. dated January 31, 2014, and recorded in Liber 35931 at folio 085 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JUNE 18, 2024
AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$21,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.92% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 23-600945)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

147296 (5-30,6-6,6-13)



LEGALS

McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, Maryland 20707
301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5916 TERRELL AVENUE
OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Ruth E. Hackney and Jerome G. Hackney, dated September 2, 2004, and recorded in Liber 20512 at folio 021 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JUNE 18, 2024
AT 9:31 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-602281)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

147297 (5-30,6-6,6-13)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1505 REDFORD DRIVE
FORT WASHINGTON, MD 20746

By authority contained in a Deed of Trust dated October 18, 2005 and recorded in Liber 23659, Folio 380, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$64,000.00, and an interest rate of 10.350%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 18, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$7,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

147294 (5-30,6-6,6-13)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4806 MEDORA DRIVE
SUITLAND, MD 20746

By authority contained in a Deed of Trust dated April 21, 2023 and recorded in Liber 48775, Folio 568, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$392,755.00, and an interest rate of 5.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 18, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$39,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

Potential Bidders: For sale information, please visit www.Auction.com or call (800) 280-2832.

Richard E. Solomon, et al., Sub. Trustees
Substitute Trustees

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

147295 (5-30,6-6,6-13)

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